

✦ FEBRUARY 2024 LAND AVAILABILITY

spotlight:

SUNNYBROOK 213-223 SUNNYBROOK ROAD

±0.5 mi from WakeMed Raleigh Campus, ±1.5 mi from I-440, ±3 mi from Downtown Raleigh, and ±4.5 mi from I-40. Zoned Office Mixed Use-3 (OX-3-PL-CU) with a future land use of Office & Residential Mixed Use. Permitted uses include but not limited to: Multi-Family, Office, Medical, Hotel, College/University, Research & Development. All utilities are available to the site. Highest and best use, multi-family, with the potential to be rezoned for OX-5 which could potentially accommodate ±210 apartment units on-site.



AVAILABLE

- 3.26 acres

SALE PRICE

- call for pricing

FLYER



E WILLIAMS STREET

O E WILLIAMS STREET

Zoned PUD-CU. Less than half a mile from new 540 expressway intersection with HWY-55, also positioned with close proximity to US-1. Great Corner lot for a C-store or QSR. Substantial new development in surrounding Holly Springs Market. Great Visibility to the busy.

AVAILABLE FOR SALE

- 1.34 acres
- Sale Price: \$1,000,000

CONTACT: Boss Poe or Garrett Lewis

[MORE DETAILS](#)



FOREST CREEK LAND TRACTS

4220 NC HWY 55

Two land tracts adjacent to Forest Creek Office Park building. Includes 727 feet of frontage on Carpenter Fletcher Road and 493 feet of frontage on NC Hwy 55. Ideally suited for office, flex, or retail, or multi-family development.

BOTH PARCELS UNDER CONTRACT AVAILABLE FOR SALE

- Parcel A: 11.7 acres (5.26 usable acres)
- Parcel B: 4.6 acres (2.59 usable acres)
- Sale Price: Parcel A: \$3,150,000
Parcel B: \$999,000

CONTACT: Esther Austin

[MORE DETAILS](#)



74 TW ALEXANDER DR

74 TW ALEXANDER DRIVE

±14.21 acre vacant lot for sale. Utilities in close proximity to the site. Site can accommodate a ±126,300 SF life science office/lab development or a ±48,250 SF light industrial development with the potential for more if a shared drive-way is permitted on the Southern boundary. Located within the highly coveted Research Triangle Park (RTP) in close proximity of I-40, I-540, NC-147 & NC-54. RTP District can accommodate research facilities, pilot plants, prototype production facilities, and other manufacturing operations.

AVAILABLE FOR SALE

- ±14.21 acres
- Sale Price: \$4,000,000

CONTACT: Zach Miller or Garrett Lewis

[MORE DETAILS](#)



312 US-70

312 US-70

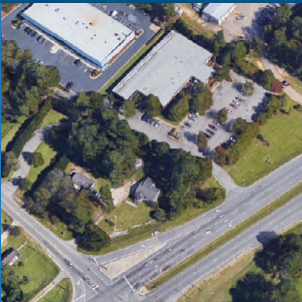
±5-acre previously site plan approved for a Holiday Inn Express. Zoning allows for additional uses such as Multi-family, Medical Office, Day Care Center, Hospital, banks or financial institutions, emergency services, religious institutions, and other hotel concepts. Located on Hwy 70, adjacent to Wake Med Garner, and 3 miles from downtown Garner. The property is surrounded by existing and new retail, residential & mixed use developments, with significant planned commercial growth.

UNDER CONTRACT AVAILABLE FOR SALE

- 5.04 acres
- Sale Price: \$1,600,000

CONTACT: Zach Miller or Garrett Lewis

[MORE DETAILS](#)



NEW RAND RD

121 & 123 NEW RAND ROAD

Close proximity to US 70 BUS and I-40 Intersection. Corner location with traffic signal in busy retail area. Strong traffic counts and activity in the area. Existing houses are sold in "as-is/where-is" condition. Parcels need to be recombined during site plan review. Proposed use is retail.

UNDER CONTRACT AVAILABLE FOR SALE

- .87 acres
- Sale Price: \$895,000

CONTACT: Boss Poe or Zach Miller

[MORE DETAILS](#)



LOWES BLVD

204 LOWES BOULEVARD

±7.81 acres of rare industrial mixed-use land for sale with frontage on ACC Blvd & exposure to I-540. Located in US 70 / Glenwood submarket with close access to Brier Creek, RDU Airport, RTP, US-70, I-540, and I-40. Zoning: IX-5. PIN: 0778065480 | REID:0302152. Utilities: Accessible to site.

AVAILABLE FOR GROUND LEASE

- ±4.01 acres
- Ground Lease Rate: \$60,000/acre

CONTACT: Boss Poe or Zach Miller

[MORE DETAILS](#)



CREEDMOOR RD

4409 CREEDMOOR ROAD

4 acres, well-positioned and adjacent to Crabtree Valley Mall.

Significant frontage on Creedmoor Road. Easy access to I-440 and Glenwood Avenue. Hard-to-find infill location with excellent redevelopment potential. Includes a 2,393-sf building with drive-thru leased to Truist Bank (±4 years remaining on lease term; Absolute net lease with no landlord responsibilities). Opportunity for more density with current zoning OX-4.

CONTRACT PENDING AVAILABLE FOR LEASE

- 0.68 acres
- Lease Rate: \$75,000 annual rent (absolute net ground lease)

CONTACT: Boss Poe or Garrett Lewis

[MORE DETAILS](#)



LEAGAN DR

321 LEAGAN DRIVE

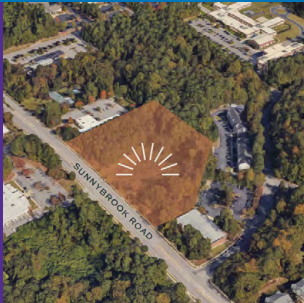
Property is well-located in an "Opportunity Zone" within a flex business park just south of downtown Raleigh. Over a year of development legwork completed. Site estimated completion is Q4 2022. Sale price includes land, approved site plan and construction drawings for a 7,500 SF flex building. Seller will consider build-to-suit / lease option. Outside storage is available behind and to the right of the building site. Dry stormwater pond City of Raleigh Water/Sewer. 14-parking spaces provided to the building.

AVAILABLE FOR SALE

- 1.9 acres
- Approved plans for 7,500 sf building
- Sale Price: \$700,000 (includes land, approved site plan, and approved construction drawings)

CONTACT: Boss Poe

[MORE DETAILS](#)



SUNNYBROOK

213-223 SUNNYBROOK ROAD

±0.5 mi from WakeMed Raleigh Campus, ±1.5 mi from I-440, ±3 mi from Downtown Raleigh, and ±4.5 mi from I-40. Zoned Office Mixed Use-3 (OX-3-PL-CU) with a future land use of Office & Residential Mixed Use. Permitted uses include but not limited to: Multi-Family, Office, Medical, Hotel, College/University, Research & Development. All utilities are available to the site. Highest and best use, multi-family, with the potential to be rezoned for OX-5 which could potentially accommodate ±210 apartment units on-site.

AVAILABLE FOR SALE

- 3.26 acres
- Sale Price: Call for pricing

CONTACT: Zach Miller or Garrett Lewis

[MORE DETAILS](#)



LIGON MILL RD

8824 LIGON MILL ROAD

3.09-acre corner lot at signalized intersection. 335 feet frontage on Burlington Mill Road, and 230 feet frontage on Ligon Mill Road. Water on-site and sewer nearby. Excellent C-store or retail / office development location. Zoning: NB - sampling of allowable uses include bank, medical clinic, professional services, restaurant / bar, day care center, dance or martial arts studio.

CONTRACT PENDING AVAILABLE FOR SALE OR LAND LEASE

- 3.09 total acres
- Sale Price: \$950,000
- Land Lease Rate: \$8,000/month

CONTACT: Esther Austin or Boss Poe

[MORE DETAILS](#)



CHAMBLEE CROSSINGS

2621 NC-97

Zoned R-40 with a future land use for Mixed Use Development (Activity Center 2) with a suggested rezoning of Corridor Mixed-Use (CMX). The preliminary conceptual included shows a mix of commercial, retail, and multi-family. Located at the corner of NC-97 & Marshburn Road with close proximity to downtown Wendell (+/- 2.5 mi) and Zebulon (+/- 3.5 mi) adjacent to various residential communities: Bridgegate Estates, Fall Creek, Hunters Trace, Bradford Estates & Gaylee Village. The parcel is in close proximity to thousands of new household units.

CONTRACT PENDING AVAILABLE FOR SALE

- 34.20 acres
- Sale Price: call for pricing

CONTACT: Zach Miller, Boss Poe, or Garrett Lewis

[MORE DETAILS](#)



THE GLENNON AT WENDELL

US 64 HWY AT ROLESVILLE ROAD

Three commercial sites for sale within The Glennon at Wendell mixed-use development. Commercial lots are limited to 2-stories and have excellent frontage on Rolesville Rd. Lots are accessible via three ingress/egress points. Up to 50,000 overall buildable square feet with potential uses such as fast food, multi-use retail development, freestanding restaurant, daycare, or medical retail. Common maintenance agreement TBD. Zoned Corridor Mixed-Use District uses allowed. Pad-ready sites delivered Q4 2022.

PARCEL 1 UNDER CONTRACT AVAILABLE FOR SALE

- Parcel 1: 1.25 acre for Retail (under contract)
- Parcel 2: 1.23 acre for Retail
- Parcel 3: 1 acre for Daycare
- Sale Price: \$850,000 for Parcel 1
\$850,000 for Parcel 2
\$750,000 for Parcel 3

CONTACT: Boss Poe

[MORE DETAILS](#)



0 OLD ZEBULON RD

0 OLD ZEBULON ROAD

Zoned R-40 (Wake County ETJ) with potential to be rezoned to R-2 or R-3. R-2 in line with Wendell's Future Land Use. Utilities in close proximity to the site. Existing use is Agricultural / Vacant; permitted uses include single family residential developments on minimum lot sizes of 40,000 SF (if rezoned, R-2 will allow 15,000 SF minimum lot sized and R-3 will allow 10,000 SF minimum lot sizes). Located within minutes of downtown Wendell and Zebulon & adjacent to various residential communities: Northwinds, Greystone, Woods of Timberlake, & Olde Wendell.

CONTRACT PENDING

AVAILABLE FOR SALE

- 46.05 total acres
- Call for pricing

CONTACT: Zach Miller or Garrett Lewis

[MORE DETAILS](#)



ZEBULON DEVELOPMENT OPP

0 OLD US 264 HWY + 2100 OLD BUNN ROAD

0.68 acres, available for long term ground lease. Corner lot with 150 feet of frontage on Hillsborough Street, beside NC State Fairgrounds. Located in burgeoning area currently experiencing residential growth. Limited competition for auto, restaurant, fast food, bank/financial institution, and medical uses.

AVAILABLE FOR LEASE

- 0.68 acres
- Lease Rate: \$75,000 annual rent (absolute net ground lease)

CONTACT: Boss Poe

[MORE DETAILS](#)

CONTACT

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